

SIM
SIM USA

14830 CHOATE CIRCLE
P.O. BOX 7900
CHARLOTTE, NORTH CAROLINA 28241

GORDON-CONWELL THEOLOGICAL SEMINARY

9401 N. SOUTHERN PINES BLVD.
CHARLOTTE, NORTH CAROLINA 28273

Petitioners:

Site Tabulation

Floodplain Fringe Area	+/- 40.19 AC
Buffer and Floodway Encroachment Area	+/- 22.70 AC
Floodplain Fringe Disturbed Area	+/- 0.89 AC
Buffer Area	+/- 3.81 AC
Total Site Acreage:	110.834 AC
Net Site Acreage:	108.544 AC
(Without R/W)	

TRACT I	Existing Zoning: Institutional (CD) and R-3
	Proposed Zoning: Institutional (CD) Site Plan Amendment and Institutional (CD)
Proposed Uses:	Corporate Headquarters, Training Facilities, Service Facilities, Housing Facilities
Total Site Acreage:	91.563 AC
Net Site Acreage:	89.768 AC
(Without R/W)	
TRACT II	Existing Zoning: R-3
	Proposed Zoning: Institutional (CD)
Proposed Uses:	Theological Seminary, Associated Support Service, Accessory Uses
Total Site Acreage:	19.271 AC
Net Site Acreage:	18.776 AC
(Without R/W)	

ATTACHED TO ADMINISTRATIVE

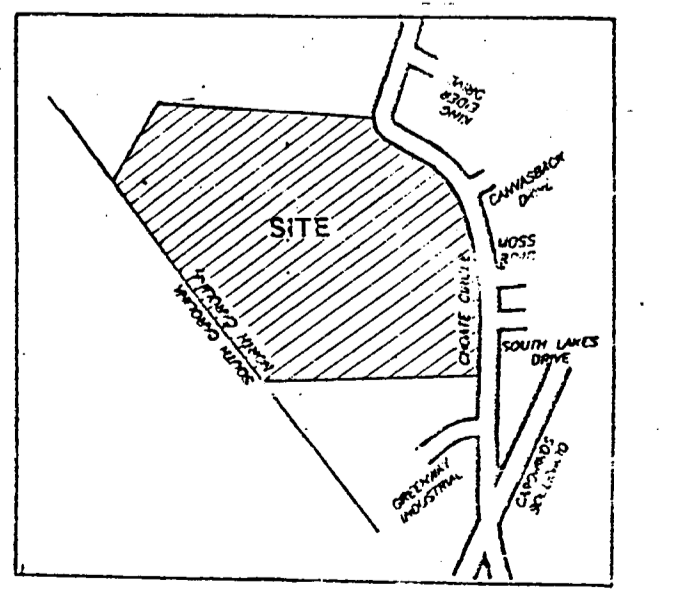
DATED: June 14, 2002
BY: MARLIN R. CLARKE, JR.

96-27(C)

SITE PLAN AMENDMENT AND REZONING PLAN FOR PUBLIC HEARING

TECHNICAL DATA SHEET

VICINITY MAP NOT TO SCALE

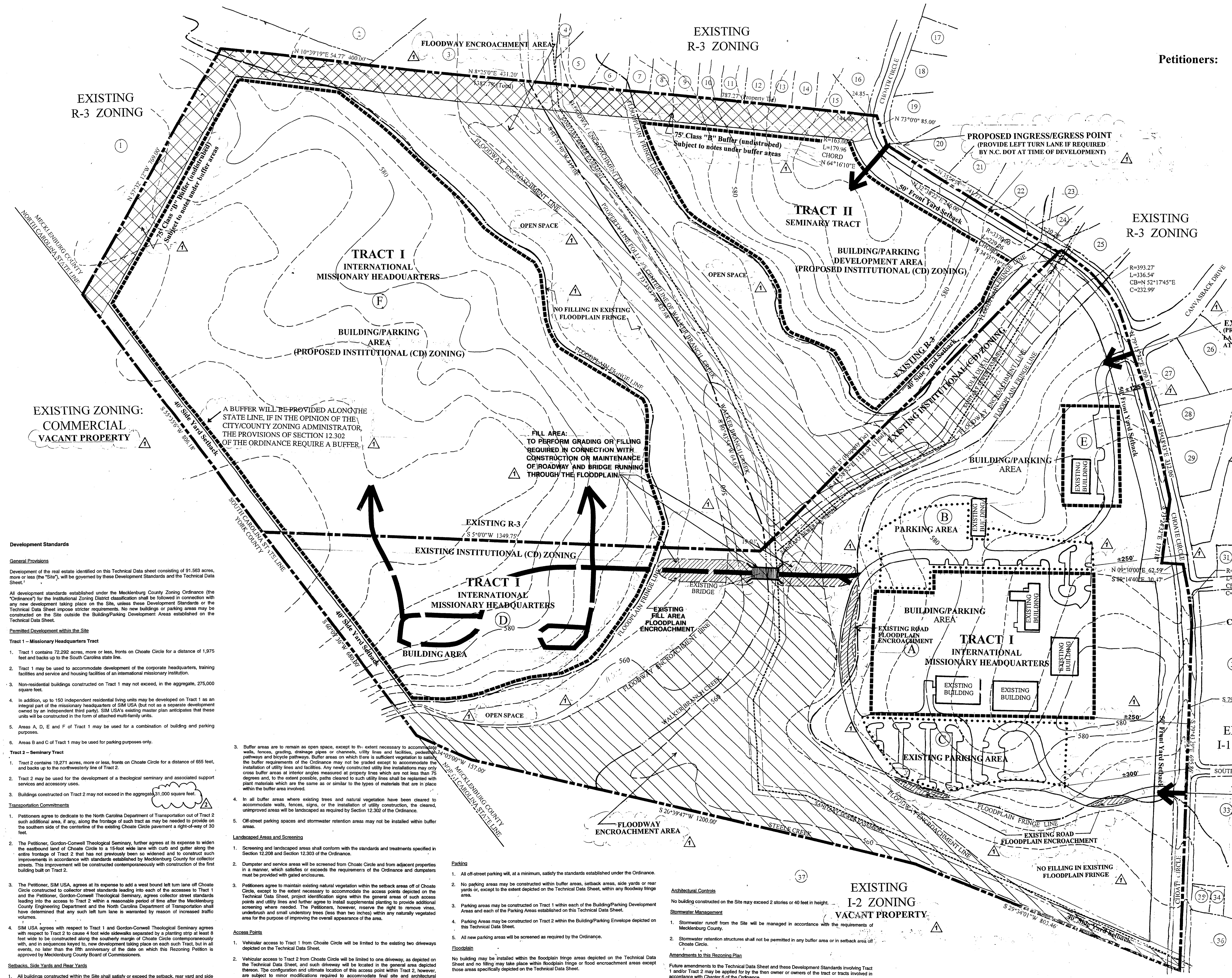


DA #: May 22, 1996
PRC ECT NO: 16115
REVISIONS:
AUG. 15, 1996
PER PLANNING COMMISSION
REVIEW 7/30/96
SEPTEMBER 16, 1996
CORRECTION TO PARKING AREA TRACT 1
JUNE 12, 2002
REVISION TO SQUARE FOOTAGE TRACT 2

0.170 East Boulevard, Charlotte, NC 28203 704/764-0222
0.124 Bruce Street, Alexandria, VA 22301 703/247-7724

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. _____ OF _____



Development Standards

General Provisions

Development of the real estate identified on this Technical Data sheet consisting of 91.563 acres, more or less (the "Site"), will be governed by these Development Standards and the Technical Data Sheet.

All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the Institutional Zoning District classification shall be followed in connection with any new development taking place on the Site, unless these Development Standards or the Technical Data Sheet impose stricter requirements. No new buildings or parking areas may be constructed on the Site outside the Building/Parking Development Area established on the Technical Data Sheet.

Permitted Development within the Site

Tract 1 - Missionary Headquarters Tract

- Tract 1 contains 72,292 acres, more or less, fronts on Choate Circle for a distance of 1,975 feet and backs up to the South Carolina state line.
- Tract 1 may be used to accommodate development of the corporate headquarters, training facilities and service and housing facilities of an international missionary institution.
- Non-residential buildings constructed on Tract 1 may not exceed, in the aggregate, 275,000 square feet.
- In addition, up to 150 independent residential living units may be developed on Tract 1 as an integral part of the missionary headquarters of SIM USA (but not as a separate development owned by an independent third party). SIM USA's existing master plan anticipates that these units will be constructed in the form of attached multi-family units.
- Areas A, D, E and F of Tract 1 may be used for a combination of building and parking purposes.
- Areas B and C of Tract 1 may be used for parking purposes only.

Tract 2 - Seminary Tract

- Tract 2 contains 19,271 acres, more or less, fronts on Choate Circle for a distance of 655 feet, and backs up to the northwestern line of Tract 1.
- Tract 2 may be used for the development of a theological seminary and associated support services and accessory uses.
- Buildings constructed on Tract 2 may not exceed in the aggregate, 31,000 square feet.

Transportation Commitments

- Petitioners agree to dedicate to the North Carolina Department of Transportation out of Tract 2 such additional area, if any, along the frontage of such tract as may be needed to provide on the southern side of the centerline of the existing Choate Circle pavement a right-of-way of 30 feet.
- The Petitioner, Gordon-Conwell Theological Seminary, further agrees at its expense to widen the eastbound end of Choate Circle to a 15-foot wide lane with curb and gutter along the entire frontage of Tract 2 that has not previously been widened and to construct such improvements in accordance with standards established by Mecklenburg County for collector streets. This improvement will be constructed contemporaneously with construction of the first building built on Tract 2.
- The Petitioner, SIM USA, agrees at its expense to add a west bound left turn lane off Choate Circle (continued) leading into each of the accesses to Tract 1 and the Petitioner, Gordon-Conwell Theological Seminary, agrees collector street standards leading into the access to Tract 2 within a reasonable period of time after the Mecklenburg County Engineering Department and the North Carolina Department of Transportation shall have determined that any such left turn lane is warranted by reason of increased traffic volumes.
- SIM USA agrees with respect to Tract 1 and Gordon-Conwell Theological Seminary agrees with respect to Tract 2 to create a 4 foot wide sidewalk separated by a planting strip at least 9 feet wide to be constructed along the southern margin of Choate Circle contemporaneously with, and in accordance with, any new development taking place on each such Tract, but in all events, no later than the fifth anniversary of the date on which this Rezoning Petition is approved by Mecklenburg County Board of Commissioners.

Setbacks, Side Yards and Rear Yards

- All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Institutional District.
- Off-street parking spaces and stormwater retention areas may not be installed within setback areas.

Buffer Areas

- Buffers established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Zoning Ordinance; subject, however, to the provisions of Section 12.304 thereof and to the provisions of Paragraphs 2, 3, 4, and 5 below.
- No buffer areas, except the buffer area to be established along the western margin of Tract 2 may be reduced in width, and that buffer area may only be reduced in width by the construction of a fence or wall.

Landscaped Areas and Screening

- Screening and landscaped areas shall conform with the standards and treatments specified in Section 12.206 and Section 12.303 of the Ordinance.
- Dumpster and service areas will be screened from Choate Circle and from adjacent properties in a manner, which satisfies or exceeds the requirements of the Ordinance and dumpsters must be provided with gated enclosures.
- Petitioners agree to maintain existing natural vegetation within the setback areas off of Choate Circle, except to the extent necessary to accommodate the access points depicted on the Technical Data Sheet, project identification signs within the general areas of such access points and utility lines and further agree to install supplemental planting to provide additional screening where needed. The Petitioners, however, reserve the right to remove vines, underbrush and small undraining trees (less than two inches) within any naturally vegetated area for the purpose of improving the overall appearance of the area.

Access Points

- Vehicular access to Tract 1 from Choate Circle will be limited to the existing two driveways depicted on the Technical Data Sheet.
- Vehicular access to Tract 2 from Choate Circle will be limited to one driveway, as depicted on the Technical Data Sheet, and such driveway will be located in the general area depicted thereon. The configuration and ultimate location of the access point within Tract 2, however, are subject to minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the Mecklenburg County Engineering Department and the North Carolina Department of Transportation.

Signs

- A master signage and graphic system will be adopted and implemented throughout Tract 1 and a master signage and graphic system will be adopted and implemented throughout Tract 2.
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Permanent project identification signs and directional signs may be located along Choate Circle as permitted by the Ordinance.

Parking

- All off-street parking will, at a minimum, satisfy the standards established under the Ordinance.
- No parking areas may be constructed within buffer areas, setback areas, side yards or rear yards or, except to the extent depicted on the Technical Data Sheet, within any floodway fringe areas.
- Parking areas may be constructed on Tract 1 within each of the Building/Parking Development Areas and each of the Parking Areas established on this Technical Data Sheet.
- Parking Areas may be constructed on Tract 2 within the Building/Parking Envelope depicted on this Technical Data Sheet.
- All new parking areas will be screened as required by the Ordinance.

Floodplain

No building may be installed within the floodplain fringe areas depicted on the Technical Data Sheet and no filling may take place within floodplain fringe or flood encroachment areas except those areas specifically depicted on the Technical Data Sheet.

Lighting

- A uniform lighting system will be employed throughout Tract 1 and a uniform lighting system will be employed throughout Tract 2.
- All direct lighting within the Site (except street lights which may be erected along Choate Circle) shall be designed such that direct illumination does not extend past any property lines onto adjoining properties. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Choate Circle and adjacent properties.
- The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.

Architectural Controls

No building constructed on the Site may exceed 2 stories or 40 feet in height.

Stormwater Management

- Stormwater runoff from the Site will be managed in accordance with the requirements of Mecklenburg County.
- Stormwater retention structures shall not be permitted in any buffer area or in setback area off Choate Circle.

Amendments to this Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards involving Tract 1 and/or Tract 2 may be applied for by the then owner or owners of the tract or tracts involved in accordance with Chapter 6 of the Ordinance.

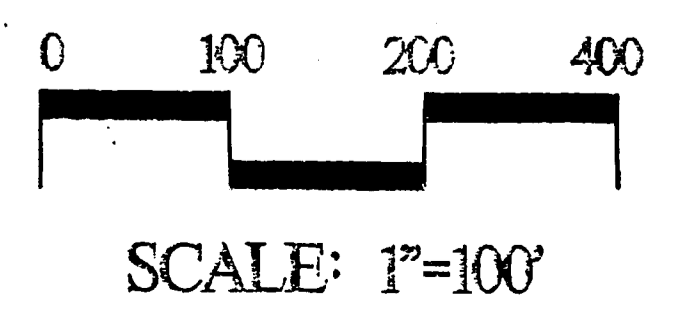
Binding Effect of this Rezoning Application

If the Petitioners' Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and their respective successors in interest and assigns.

Definition of the term "Petitioners"

Throughout this Rezoning Petition, the term "Petitioners" shall, with respect to each tract, be deemed to include the successors in interest and assigns of the Petitioner or Petitioners who may at any given point in time be involved in the ownership or development of one or both of Tracts 1 and 2.

EXISTING I-2 ZONING VACANT PROPERTY



SCALE: 1"=100'